

**23 Tamplin St, Northam, WA 6401**



**House For Sale**

Wednesday, 17 January 2024

23 Tamplin St, Northam, WA 6401

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1055 m2**

**Type: House**



Bob Davey

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**\$325,000 O.N.O**

1977 built double brick and tile home on a huge 1,055m<sup>2</sup> parcel of land with dual road access with subdivision potential. 3 bedroom – master has B.I.R – all with carpet – kitchen and dining with large lounge room plus a huge family room with built in bar – wood fire heating plus a large reverse cycle air conditioning – there is an evaporative air-conditioning system (as found) – rear alfresco area with additional shaded area across the rear verandah – there is a central bathroom with shower and vanity – laundry has separate toilet – gas split level cooking and H.W.S. The back lawn area has a gazebo and outside operative toilet. For the man of the house there is a 6m x 6m colourbond shed – electric roller door – enclosed office area with outside access plus a carport at the end of the hot mixed driveway – reluctant sale but owner needs to sell – is including some furniture. Key Info: Water Rates: \$1,525.99 approx. Land Rates: \$1,939.18 approx. Property Code: 1929